



177 Sewerby Road  
Bridlington  
YO16 7DX

ASKING PRICE OF

**£160,000**

**2 Bedroom Detached Bungalow**

• Est. 1891 •  
**Ulllyotts**  
Estate Agents

01262 401401



Entrance Hall

 2    1    1    Off Road Parking    Gas Central Heating

177 Sewerby Road, Bridlington, YO16 7DX

Situated in a sought-after location, offering easy access to the north foreshore, cliff-top walks, Sewerby village, parks, local shops, and bus service routes. Whether you enjoy leisurely strolls along the coast or prefer the convenience of nearby amenities, this property caters to all.

The property comprises: Lounge, kitchen, two double bedrooms and bathroom. Exterior: gardens and private driveway for parking. Upvc double glazing and gas central heating.





Lounge



Kitchen



Bedroom



Bedroom

## Accommodation

### ENTRANCE HALL

Upvc double glazed patio door into outer porch.  
Door into inner hall, built in storage cupboards and central heating radiator.

### LOUNGE

14' 9" x 12' 5" (4.5m x 3.8m)

A bright front-facing room enhanced by a uPVC double-glazed bay window and central heating radiator.

### KITCHEN

10' 5" x 7' 6" (3.2m x 2.3m)

The room is equipped with a range of base and wall units, a stainless steel sink, plumbing for a washing machine, part-tiled walls, two uPVC double-glazed windows, central heating radiator, and a uPVC double-glazed door providing access to the rear porch.

### BEDROOM

10' 9" x 9' 6" (3.3m x 2.9m)

A well-proportioned front-facing double bedroom with a uPVC double-glazed window and central heating radiator.

### BEDROOM

9' 10" x 9' 6" (3.0m x 2.9m)

A well-proportioned side-facing double bedroom with a uPVC double-glazed window and central heating radiator.

### BATHROOM

6' 6" x 5' 2" (2.0m x 1.6m)

A well-appointed bathroom suite with bath and shower over, WC, wash hand basin, part-tiled walls, uPVC double-glazed window, and ladder heated towel rail.

### CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.



Bathroom



Garden

### DOUBLE GLAZING

UPVC double glazing throughout.

### PARKING

To the side elevation is a private driveway for parking.

### OUTSIDE

The property benefits from a walled garden to the front and a private, low-maintenance garden to the rear.

### TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

### SERVICES

All mains services are available at the property.

### COUNCIL TAX BAND - B

### ENERGY PERFORMANCE CERTIFICATE - RATED D

### NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

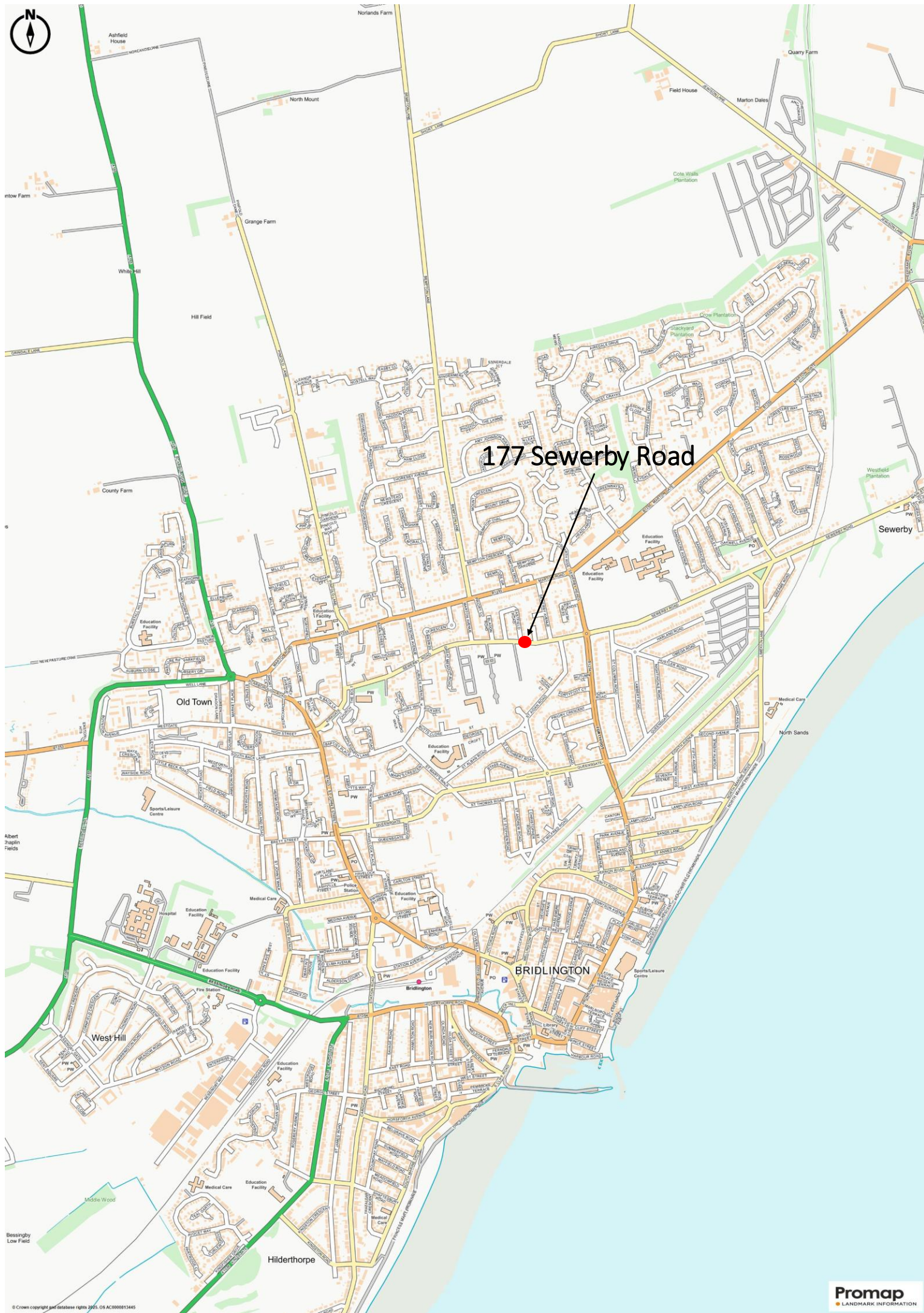
Floor plans are for illustrative purposes only.

### VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

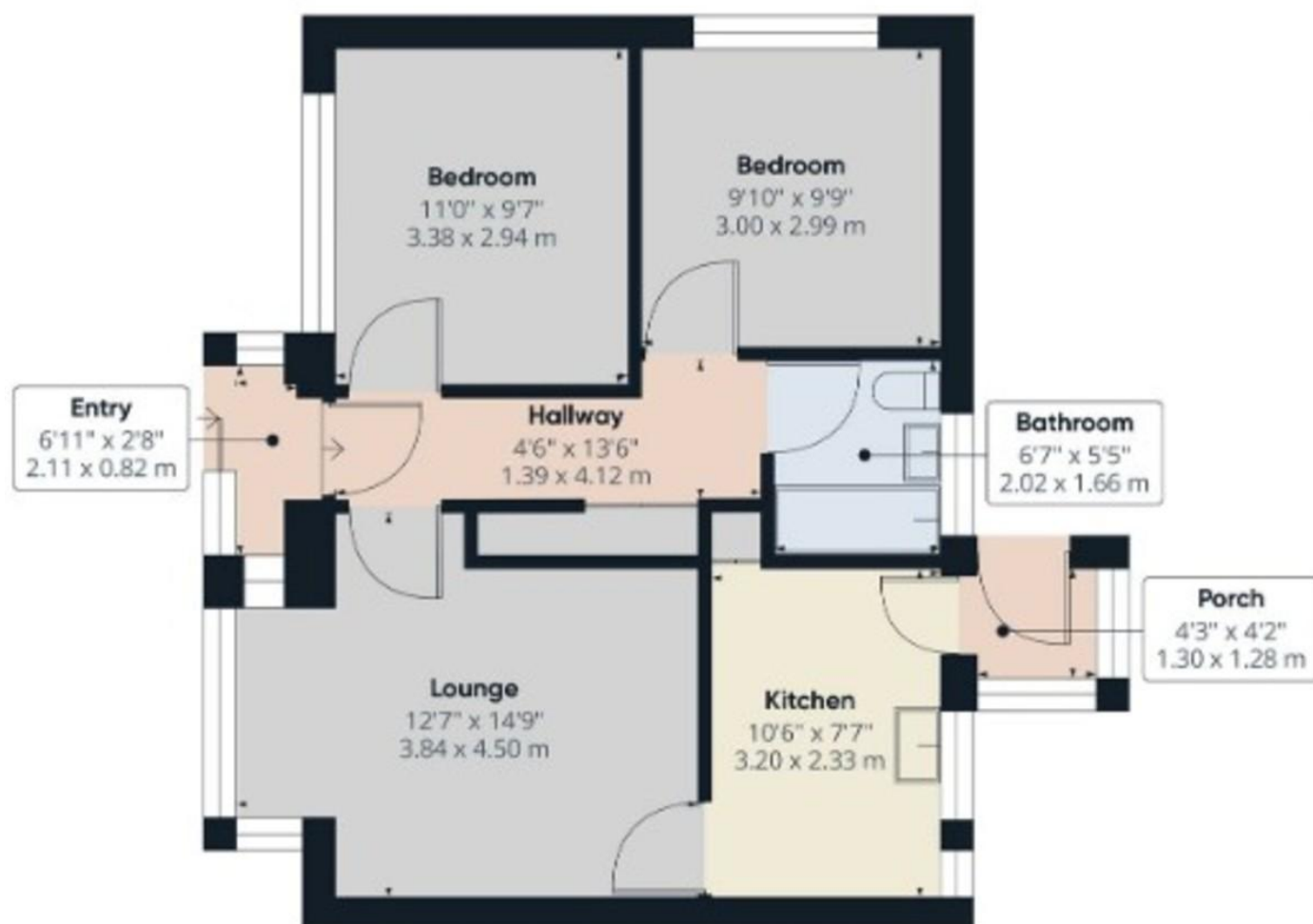
Regulated by RICS





177 Sewerby Road

The digitally calculated floor area is 54 sq m (581 sq ft). This area may differ from the floor area on the Energy Performance Certificate.







▪ Est. 1891 ▪  
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